



## CDC Eviction Moratorium Frequently Asked Questions

The City of San Antonio wishes to offer the most up to date and accurate information possible. In light of today's rapidly changing public health and economic realities, please know that information may change quickly. Please continue to visit [www.sanantonio.gov/nhsd](http://www.sanantonio.gov/nhsd) or call 207-201-5910 for information.

### Frequently Asked Questions As of January 22nd, 2021

<b>What is the CDC's eviction moratorium?</b>	On September 1 <sup>st</sup> , the Centers for Disease Control & Prevention (CDC) announced a national moratorium on evictions for nonpayment of rent through December 31, 2020. The moratorium covers almost all renters. The moratorium has been extended through March 31, 2021.
<b>Who is covered by the moratorium?</b>	The moratorium protects tenants from eviction if they cannot pay their rent due to pandemic-related loss of income or medical expenses, have an annual income less than \$99,000 (or \$198,000 if filing jointly), and would become homeless or have to move in with someone else if evicted. People who didn't pay income tax in 2019 or received a stimulus check are covered. The moratorium does not mean that households can stop paying rent, or not comply with any other part of their lease.
<b>If I qualify, what should I do to be protected?</b>	You must complete a Declaration which can be located <a href="https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions">https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions</a> and submit it to your landlord.
<b>When does the moratorium go into effect?</b>	The moratorium goes into effect on September 4 <sup>th</sup> and runs through March 31 <sup>st</sup> , 2021.
<b>What kinds of evictions are prevented by the moratorium?</b>	Landlords may not evict renters for non-payment of rent during the moratorium. Renters may still be evicted for violating other terms of their lease, such as engaging in criminal activity on the premises, threatening the health or safety of other residents, damaging or posing an immediate and significant risk of damage to property, violating any applicable building code, health ordinance or similar regulations relating to health and safety or violating any other contractual obligation.
<b>Does the moratorium prevent foreclosure?</b>	No, it only applies to renters.
<b>Do I still need to pay rent?</b>	Yes. The moratorium does not relieve a renter from their obligation to pay rent. The landlord can still charge and collect late fees, penalties, or interest as a result of the failure to pay rent or other housing payment under the terms of the contract. In order to avoid being evicted for non-payment of rent, you and each adult member of your household whose name appears on the lease must submit a Declaration



## CDC Eviction Moratorium Frequently Asked Questions

	establishing that you qualify to be covered under the moratorium. The Declaration can be accessed <a href="https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions">https://covid19.sanantonio.gov/Assistance/Residents/Housing-Evictions</a>
<b>Can my landlord still file for eviction?</b>	Eviction proceedings are handled through the county Justice of the Peace court system. If your landlord files a petition for eviction, the case will be handled by the judge. The judge may dismiss the case due to the moratorium or postpone it until February. If you are served with a notice of eviction during the moratorium, you may reach out to Texas RioGrande Legal Aid at <a href="mailto:Righttocounsel@trla.org">Righttocounsel@trla.org</a> or by calling 210-212-3703.
<b>I was due to appear in court. Do I still need to go to court?</b>	Yes. You must appear in court as ordered.
<b>I recently had an eviction judgement against me, but haven't been evicted yet. What should I do?</b>	You should contact Texas RioGrande Legal Aid or an attorney to assist you. Apply for our legal assistance program at <a href="mailto:Righttocounsel@trla.org">Righttocounsel@trla.org</a> or by calling 210-212-3703.
<b>I am a landlord and am not making enough income from rents to cover my expenses. What should I do?</b>	Encourage your residents to apply for COSA's Emergency Housing Assistance Program (EHAP) to help them pay their rent. Residents can apply at <a href="http://www.sanantonio.gov/emergency_housing">www.sanantonio.gov/emergency_housing</a> assistance or by calling 210-207-5910. COSA payments are issued directly to the landlord on behalf of the tenant.